



Walstead Road | Walsall | WS5 4DP

Offers In Excess Of £365,000



## Summary

**\*\* VERY WELL MAINTAINED THREE BEDROOM TRADITIONAL SEMI DETACHED HOME \*\* EXTENDED AND IMPROVED TO A GOOD STANDARD \*\* SPACIOUS ACCOMMODATION \*\* PRIVATE GENEROUS REAR GARDEN \*\* THREE BEDROOMS \*\* MODERN BATHROOM WC \*\* LIVING ROOM \*\* KITCHEN \*\* DINING ROOM \*\* FAMILY/SITTING ROOM \*\* GUEST WC \*\* UTILITY ROOM \*\* DRIVEWAY \*\* GARAGE \*\* SOUGHT AFTER LOCATION \*\***

Webbs Estate Agents are pleased to bring to market this improved and extended three bedroom traditional semi detached home situated in a sought after and convenient location close to schools, amenities, shops and motorway network. In brief this home offers: Driveway and garden to the front, entrance hall, living room, dining room, fitted kitchen, family/sitting room, utility and guest WC. On the first floor there are three generous bedrooms and family bathroom WC.

To the rear is a private and enclosed generous rear garden . Call us today to view this immaculately presented family home on 01922 288800.

## Key Features

- EXTENDED TRADITIONAL SEMI DETACHED HOME
- THREE BEDROOMS AND BATHROOM
- LIVING ROOM AND FAMILY SITTING ROOM
- FRONT DRIVE AND SIDE GARAGE
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- FANTASTIC POSITION IN SOUGHT AFTER LOCATION CLOSE TO SCHOOLS
- DINING ROOM
- KITCHEN, UTILITY ROOM AND GUEST WC
- PRIVATE GENEROUS REAR GARDEN
- EASY ACCESS TO SCHOOLS, AMENITIES AND M6 MOTORWAY AT JUNCTION 7

## Rooms and Dimensions

### Reception hallway

### Dining room

13'1" into bay x 12'0" (3.99m into bay x 3.67m)

### Living room

11'7" x 10'11" (3.55m x 3.33m)

### Family sitting room

11'9" x 9'3" (3.59m x 2.82m)

### Kitchen

9'8" x 7'3" (2.95m x 2.21m)

### Utility room

8'1" x 6'6" (2.48m x 2.00m)

### Guest WC

### First floor landing

### Bedroom one

13'2" into bay x 12'9" (4.02m into bay x 3.89m)

### Bedroom two

12'9" x 10'11" (3.91m x 3.33m)

### Bedroom three

7'3" x 7'5" (2.22m x 2.28m)

### Bathroom WC

8'4" x 7'4" (2.56m x 2.26m)

### Front garden and driveway

### Side garage

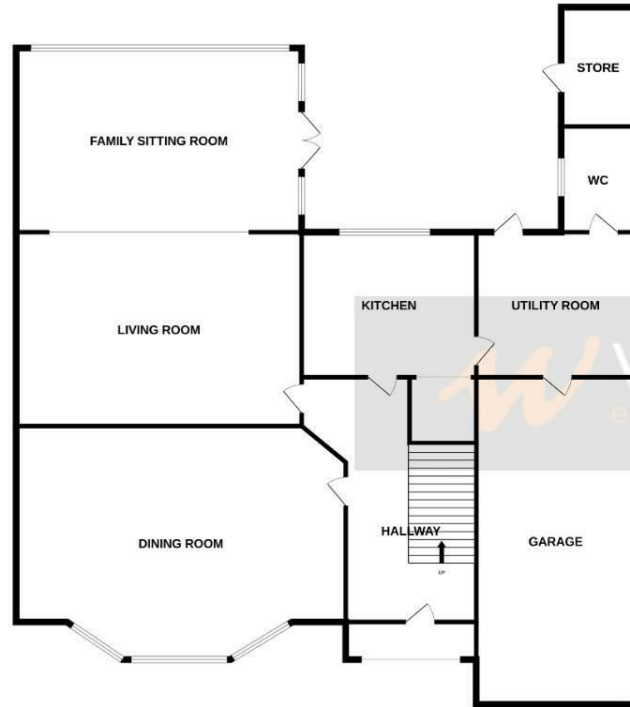
16'5" x 7'0" (5.02m x 2.15m)

### Private rear garden

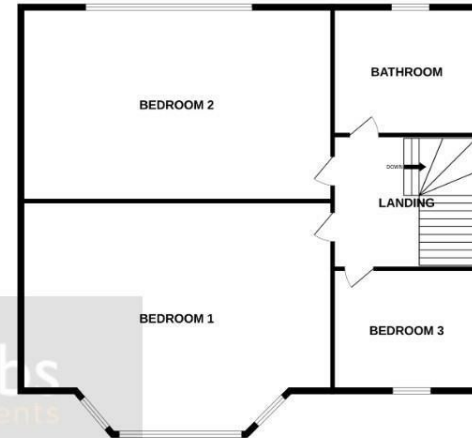




GROUND FLOOR

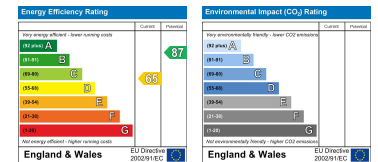


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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